

154.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

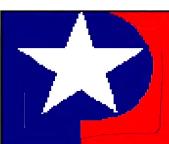
845,600 / 845,600

USE VALUE:

845,600 / 845,600

ASSESSED:

845,600 / 845,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 10 | | EUSTIS ST, ARLINGTON |

| Use Code | | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | | User Acct |
|----------|--|-----------|----------------|------------|------------|-------------|-------------------|--|-----------|
| 101 | | 5000.000 | 389,600 | | 456,000 | 845,600 | | | 102472 |
| | | | | | | | | | GIS Ref |
| | | | | | | | | | GIS Ref |
| | | | | | | | | | Insp Date |
| | | | | | | | | | 01/20/18 |
| | | | | | | | | | 12088! |
| | | | | | | | | | |

OWNERSHIP

Unit #:

Owner 1: CALVEY MYLES & JANET

Owner 2:

Owner 3:

Street 1: 7 WOODS ROAD

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry Own Occ: N

Postal: 02478 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 2011 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 5000 | | Sq. Ft. | Site | | 0 | 80. | 1.14 | 9 | | | | | | | | | 456,000 | | | | | | 456,000 | |

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 101 One Family

Prime NB Desc Brackett

Total: 456,000

Spl Credit

Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

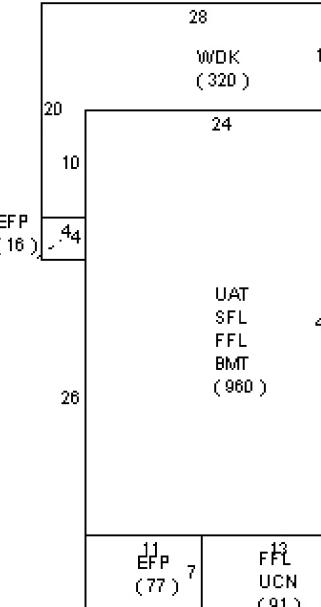
| | | |
|---------------|-------------------|----------|
| Type: | 15 - Old Style | |
| Sty Ht: | 2A - 2 Sty +Attic | |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 2 - Conc. Block | |
| Frame: | 1 - Wood | |
| Prime Wall: | 4 - Vinyl | |
| Sec Wall: | | % |
| Roof Struct: | 1 - Gable | |
| Roof Cover: | 1 - Asphalt Shgl | |
| Color: | BROWN | |
| View / Desir: | | |

BATH FEATURES

| | | |
|------------|---|-----------------|
| Full Bath: | 1 | Rating: Average |
| A Bath: | | Rating: |
| 3/4 Bath: | 1 | Rating: Average |
| A 3QBth: | | Rating: |
| 1/2 Bath: | 1 | Rating: Average |
| A HBth: | | Rating: |
| OthrFix: | | Rating: |

COMMENTS

| | |
|--|--|
| | |
|--|--|

SKETCH**RESIDENTIAL GRID**

| | | | |
|--------------|---------------------------------|---------|----------|
| 1st Res Grid | Desc: Line 1 | # Units | 1 |
| Level | FY LR DR D K FR RR BR FB HB L O | | |
| Other | | | |
| Upper | | | |
| Lvl 2 | | | |
| Lvl 1 | | | |
| Lower | | | |
| Totals | RMS: 8 | BRS: 4 | Baths: 1 |
| | HB: 1 | | |

OTHER FEATURES**CONDOS INFORMATION**

| | |
|--------------|--|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

DEPRECIATION**REMODELING****RES BREAKDOWN**

| | | | | |
|------------|---------|-----|-----|----|
| Exterior: | No Unit | RMS | BRS | FL |
| Interior: | 1 | 8 | 4 | |
| Additions: | | | | |
| Kitchen: | | | | |
| Baths: | | | | |
| Plumbing: | | | | |
| Electric: | | | | |
| Heating: | | | | |
| General: | | | | |
| Totals | 1 | 8 | 4 | |

GENERAL INFORMATION

| | |
|---------------|-------------|
| Grade: | C - Average |
| Year Blt: | 1931 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdct: | |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|---------------|---------------|
| Avg Ht/FL: | STD |
| Prim Int Wal | 2 - Plaster |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | % |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |

| | |
|--------------|----------------|
| Bsmnt Gar: | 1 |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 1 - Oil |
| Heat Type: | 3 - Forced H/W |
| # Heat Sys: | 1 |
| % Heated: | 100 |
| % AC: | |
| Solar HW: | NO |
| Central Vac: | NO |
| % Com Wal | % Sprinkled |

| | |
|--------------------|------------|
| WtAv\$/SQ: | 135.00 |
| Size Adj.: | 1.17212820 |
| Const Adj.: | 0.98990101 |
| Adj \$ / SQ: | 156.639 |
| Other Features: | 93500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 478615 |
| Depreciation: | 89022 |
| Depreciated Total: | 389592 |

| | | | | |
|------|-----------|-----|------|------------|
| Rate | Parcel ID | Typ | Date | Sale Price |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| | |
|-------------------|--------|
| WtAv\$/SQ: | 135.00 |
| AvRate: | |
| Ind.Val: | |
| Juris. Factor: | |
| Special Features: | 0 |
| Final Total: | 389600 |
| Before Depr: | 156.64 |
| Val/Su Net: | 104.87 |
| Val/Su SzAd: | 193.73 |

| | |
|----------|--|
| Serial # | |
| Year: | |
| Color: | |
| | |
| | |

PARCEL ID

154.0-0001-0001.0

| | | | | | | | | | | | | | | | | | | |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |

More: N

Total Yard Items:

Total Special Features:

Total:

IMAGE**AssessPro Patriot Properties, Inc**